

## ARTICLE 48

### SEC. 21-48 ZONING CLEARANCE PERMIT.

**48.1 Zoning clearance:** A zoning clearance permit shall be required for all buildings and structures hereinafter erected, constructed, altered, repaired or moved within or into any district established by this Chapter, and for any use requiring a grading permit, building permit or any permit required in this Code, or for a change in the character of the use of land, within any district established by this Chapter. No building permit shall be issued until the zoning clearance permit portion thereof has been issued by the Planning Department and any other permit required by this chapter has been issued and become effective. The zoning clearance permit is a ministerial act. (Ord. No. 1974, 12/20/1990; Ord. 2224, 3/17/1994)

**48.2 Required submittals:** A request for a zoning clearance shall be accompanied by plans showing the details of the proposed use to be made of the land or building, and any other information required by the Planning Department as provided in [Article 55](#).

**48.3 Findings required for approval:**

The Planning Department shall issue a zoning clearance, which shall be effective upon issuance, if all of the following findings are made: (Ord. No. 2128, 1/14/1993)

- (a) The proposed use is a permitted use in the district where located and is consistent with the general plan.
- (b) The proposed use meets the performance and development standards of the district in which it is located.
- (c) The proposed use complies with the performance standards of [Article 41](#).
- (d) Any other permit required for the proposed use by this Chapter has been issued and become effective.
- (e) That no violation of Chapters 5, 17, 21, 23, or 26 of the Lake County Code currently exists on the property, unless the purpose of the permit is to correct the violation, or the permit relates to a portion of the property which is sufficiently separate and apart from the portion of the property in violation so as not to be affected by the violation from a public health, safety or general welfare basis. (Ord. No. 2128, 1/14/1993)

**48.4 Expiration and revocation:** Notwithstanding Article 60, a zoning clearance permit for a building permit or Health Department on-site sewage disposal permit shall expire upon the expiration or revocation of the applicable building or health permit, upon the occurrence of an amendment to the Zoning Ordinance which precludes the use for which the zoning clearance permit was issued, or in two (2) years, whichever comes first, unless the permit has been vested pursuant to [Section 60.1\(a\)](#). All other zoning clearance permits shall expire or may be revoked as provided for in Article 60. (Ord. No. 2128, 1/14/1993)